HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2013

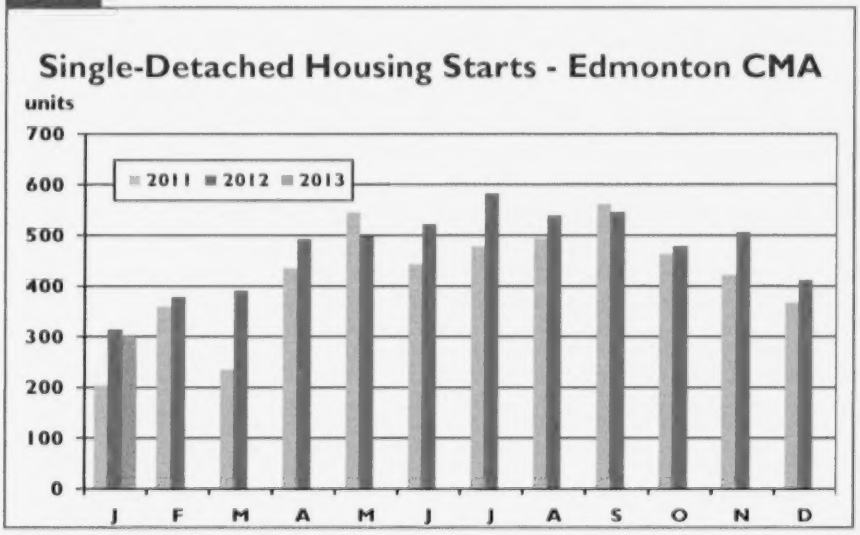
Home Market

Edmonton Housing Starts in January 2013

Housing starts in the Edmonton Census Metropolitan Area (CMA) started the year on a positive note. There were a total of 619 units started in January 2013, up from 578 starts in January 2012. Within the City of Edmonton, total housing starts rose in January to 475 units from 466 units in 2012. Outside city limits, builders began construction on 144 units, compared to the 112 starts recorded in January 2012.

Single-detached starts in the Edmonton CMA decreased by three per cent year-over-year in January, totalling 304 units. Starts inside Edmonton City limits moved down by four per cent from their January 2012

Figure 1



Source: CMHC

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Figure 2

Source: CMHC

levels, totalling 218 units. Outside of the city, single-detached home starts remained stable, totalling 86 units compared the 87 units recorded in January 2012.

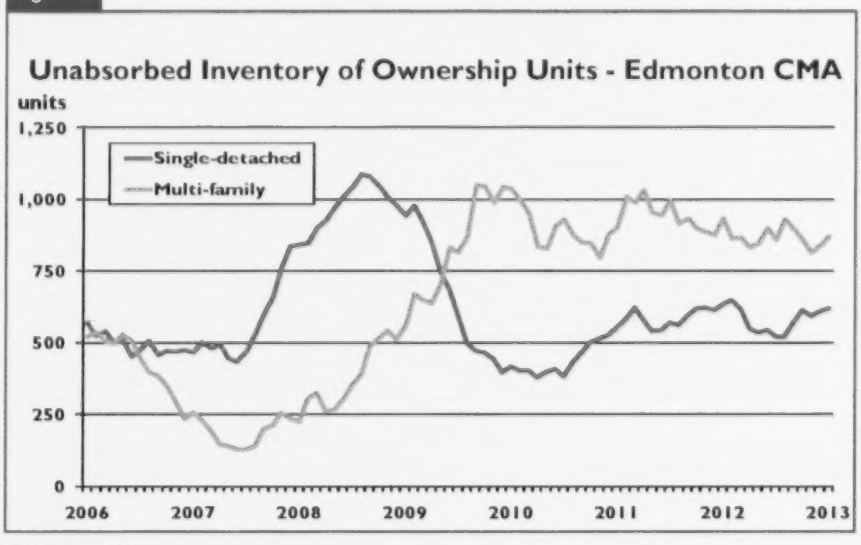
There were 417 single-detached units completed in January 2013, an 11 per cent increase from the 374 units finished in 2012. The number of single-detached units under construction in the first month of 2013 was also up nine per cent from a year earlier, as a result of more single-detached starts during the past few quarters. There were 408 single-detached units absorbed in January, up 16 per cent from the corresponding level in 2012. The inventory of complete and unabsorbed single-detached homes decreased slightly to 619 units in January 2013, down from 637 units in the same month in 2012.

The average absorbed price of single-detached units was $508,847 in January, down two per cent from the $520,598 recorded in the same month of 2012. The median price of absorbed single-detached homes, on the other hand, remained stable and increased 0.4 per cent year-over-year to $449,000. The narrowing gap between the average and median price means that more lower priced homes were absorbed. By comparison, data from Statistics Canada's New House Price Index (NHPI) in December 2012 remained stable. Contractor selling prices reported in the index increased one per cent from the previous year. Within the city of Edmonton, the average absorbed price for a single-detached home was $506,285 in January 2013, down from the $508,076 recorded in the same month in 2012.

Multi-family starts in the Edmonton CMA, which consist of semi-detached units, rows, and apartments, totalled 315 units in January compared to the 264 units started in January 2012. The majority, at 82 per cent, occurred within the City of Edmonton. Increases were seen across all segments in the multi-family category. Apartment starts totalled 152 units in January compared to 130 starts in January 2012, whereas semi-detached starts increased to 110 units compared to the 96 starts recorded in January 2012. Row housing starts also increased to 53 units from the 38 units recorded in 2012.

Due to a strong rise in multi-family starts in 2012, completions of multi-family units nearly doubled on a year-over-year basis in January 2013. There were 620 completed units in Edmonton from the 338 units

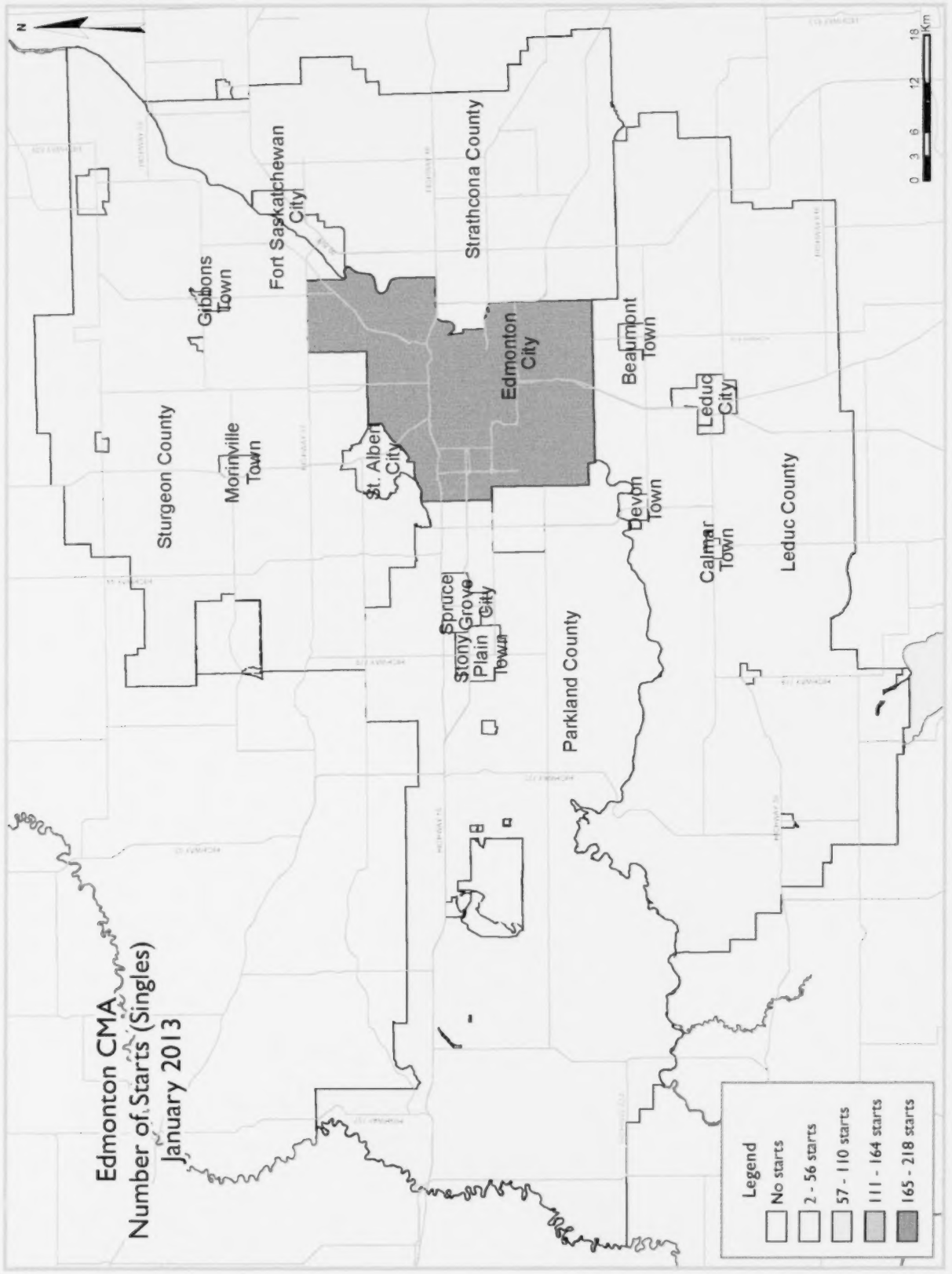
Figure 3

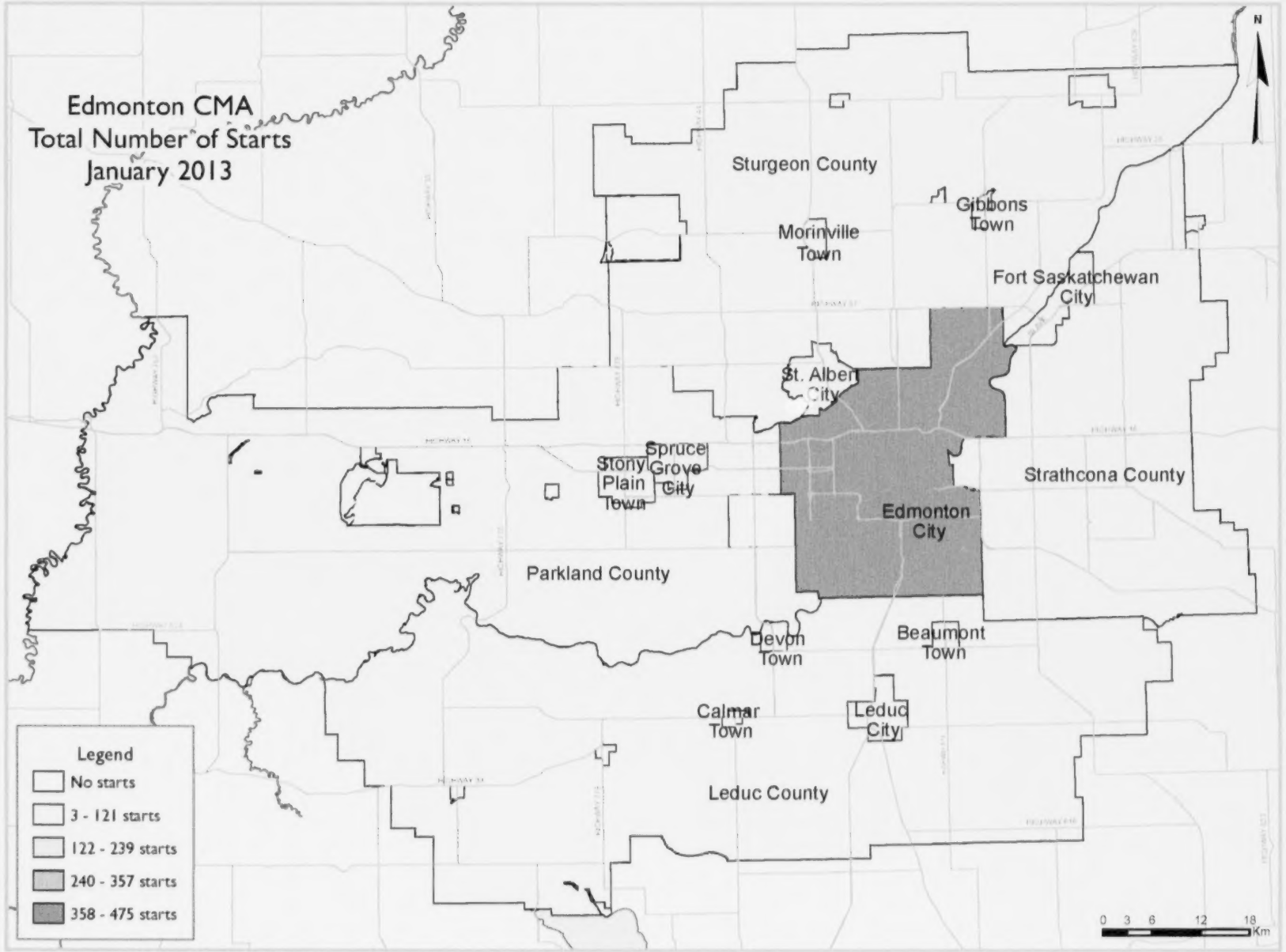


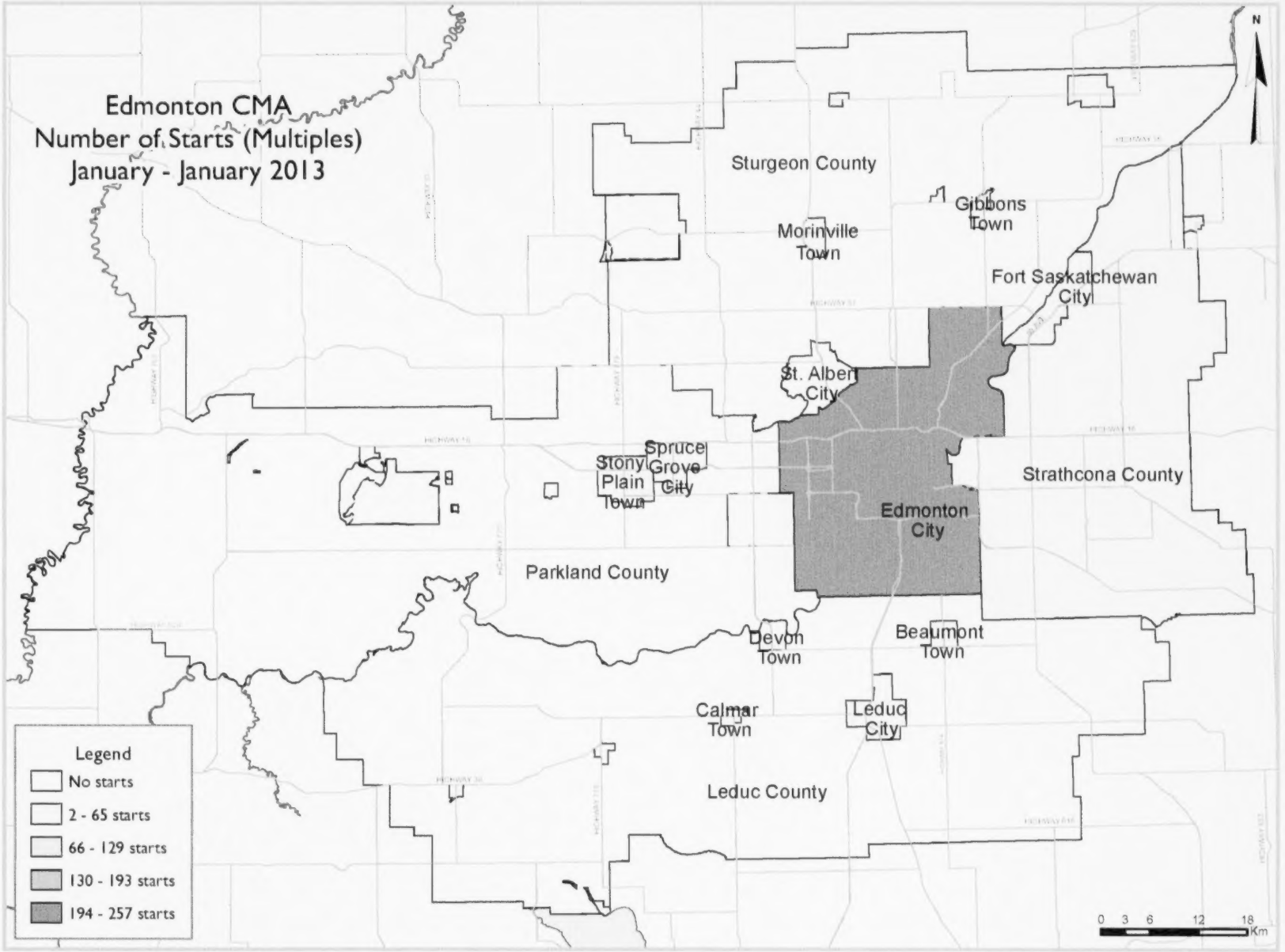
Source: CMHC

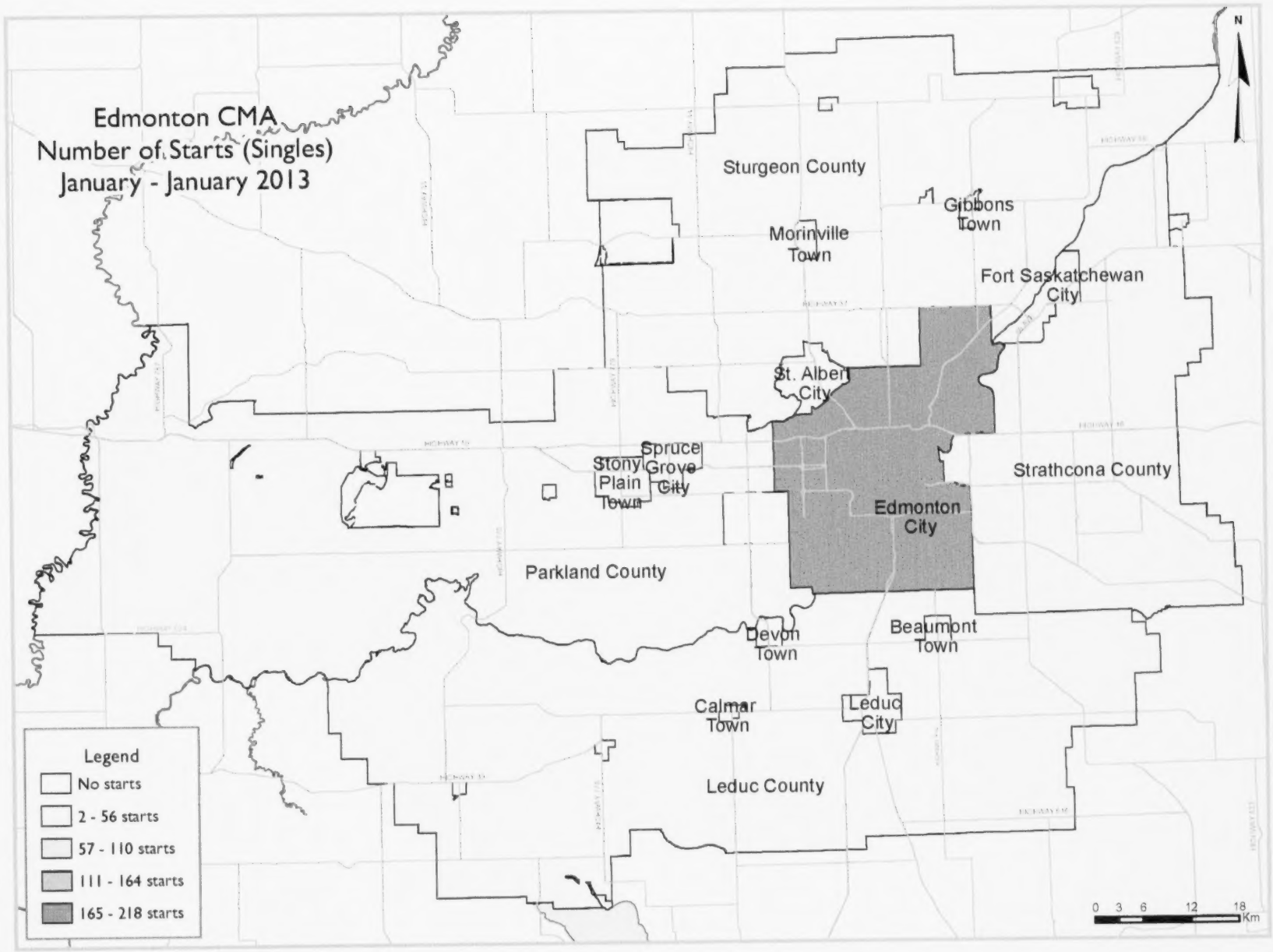
recorded in the same month in 2012. The number of multi-family units under construction moved up as well. A total of 7,862 multi-family units were under construction in January, up from the 5,703 units in 2012. Inventory of ownership multi-family units, on the other hand, continued to move down year-over-year. There were 872 completed and unoccupied multi-family units for ownership tenure at the end of January, down from 935 units in January 2012.

Edmonton CMA
Number of Starts (Multiples)
January 2013
Legend
No starts
2 - 65 starts
66 - 129 starts
130 - 193 starts
194 - 257 starts
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January 2013
N
0 3 6 12 18 Km
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 56 starts
57 - 110 starts
111 - 164 starts
165 - 218 starts


Edmonton CMA
Total Number of Starts
January 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 121 starts
122 - 239 starts
240 - 357 starts
358 - 475 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - January 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 65 starts
66 - 129 starts
130 - 193 starts
194 - 257 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - January 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 56 starts
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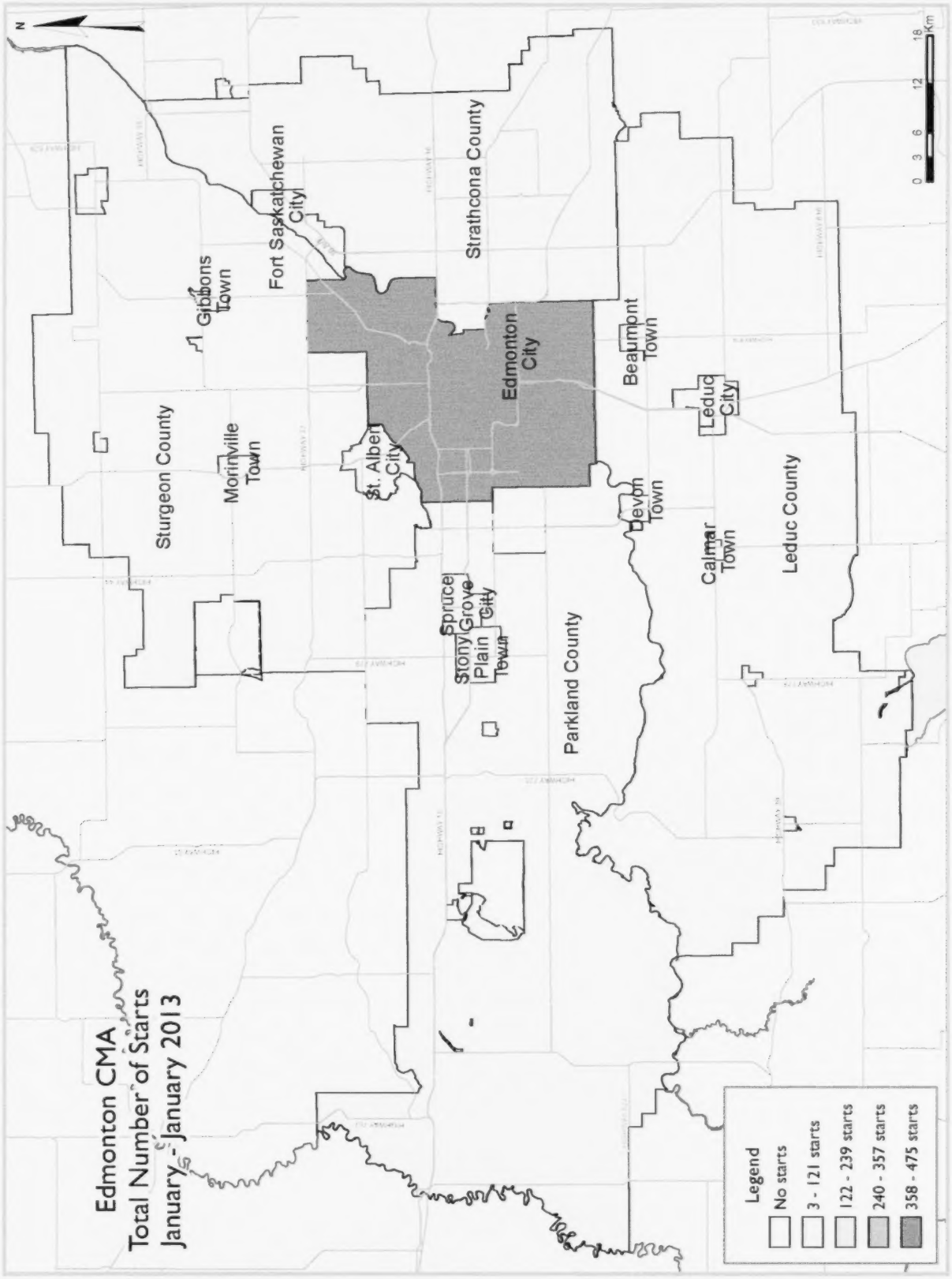
165 - 218 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - January 2013
Legend
No starts
3 - 121 starts
122 - 239 starts
240 - 357 starts
358 - 475 starts
N
0 3 6 12 18 Km
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2013	303	104	24	1	35	74	0	78	619
January 2012	312	74	7	2	53	0	0	130	578
% Change	-2.9	40.5	**	-50.0	-34.0	n/a	n/a	-40.0	7.1
Year-to-date 2013	303	104	24	1	35	74	0	78	619
Year-to-date 2012	312	74	7	2	53	0	0	130	578
% Change	-2.9	40.5	**	-50.0	-34.0	n/a	n/a	-40.0	7.1
UNDER CONSTRUCTION									
January 2013	3,621	1,280	131	6	995	3,489	25	1,951	11,498
January 2012	3,312	814	99	12	829	3,039	25	906	9,036
% Change	9.3	57.2	32.3	-50.0	20.0	14.8	0.0	115.3	27.2
COMPLETIONS									
January 2013	416	168	34	1	105	111	0	202	1,037
January 2012	373	92	0	1	91	82	2	71	712
% Change	11.5	82.6	n/a	0.0	15.4	35.4	-100.0	184.5	45.6
Year-to-date 2013	416	168	34	1	105	111	0	202	1,037
Year-to-date 2012	373	92	0	1	91	82	2	71	712
% Change	11.5	82.6	n/a	0.0	15.4	35.4	-100.0	184.5	45.6
COMPLETED & NOT ABSORBED									
January 2013	618	185	34	1	172	481	n/a	n/a	1,491
January 2012	635	123	17	1	179	616	n/a	n/a	1,571
% Change	-2.7	50.4	100.0	0.0	-3.9	-21.9	n/a	n/a	-5.1
ABSORBED									
January 2013	408	157	28	0	97	105	n/a	n/a	795
January 2012	351	90	1	0	63	54	n/a	n/a	559
% Change	16.2	74.4	**	n/a	54.0	94.4	n/a	n/a	42.2
Year-to-date 2013	408	157	28	0	97	105	n/a	n/a	795
Year-to-date 2012	351	90	1	0	63	54	n/a	n/a	559
% Change	16.2	74.4	**	n/a	54.0	94.4	n/a	n/a	42.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
January 2013	217	74	12	1	19	74	0	78	475
January 2012	225	64	4	2	41	0	0	130	466
Beaumont Town									
January 2013	13	2	4	0	0	0	0	0	19
January 2012	5	0	0	0	0	0	0	0	5
Devon Town									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2013	11	0	0	0	2	0	0	0	13
January 2012	10	4	0	0	0	0	0	0	14
Leduc City									
January 2013	15	10	0	0	0	0	0	0	25
January 2012	9	2	0	0	0	0	0	0	11
Leduc County									
January 2013	4	0	0	0	0	0	0	0	4
January 2012	4	0	0	0	0	0	0	0	4
Morinville Town									
January 2013	2	2	0	0	4	0	0	0	8
January 2012	4	0	0	0	0	0	0	0	4
Parkland County									
January 2013	6	0	0	0	0	0	0	0	6
January 2012	4	0	0	0	0	0	0	0	4
Spruce Grove City									
January 2013	6	10	8	0	0	0	0	0	24
January 2012	9	2	3	0	4	0	0	0	18
St. Albert City									
January 2013	3	0	0	0	0	0	0	0	3
January 2012	5	0	0	0	0	0	0	0	5
Stony Plain Town									
January 2013	2	2	0	0	0	0	0	0	4
January 2012	6	2	0	0	0	0	0	0	8
Strathcona County									
January 2013	18	4	0	0	10	0	0	0	32
January 2012	17	0	0	0	8	0	0	0	25
Sturgeon County									
January 2013	6	0	0	0	0	0	0	0	6
January 2012	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	7	0	0	0	0	0	0	0	7
Edmonton CMA									
January 2013	303	104	24	1	35	74	0	78	619
January 2012	312	74	7	2	53	0	0	130	578

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
January 2013	2,230	968	62	6	777	3,237	13	1,764	9,057
January 2012	1,975	598	72	11	616	2,594	21	480	6,367
Beaumont Town									
January 2013	180	26	15	0	0	0	0	0	221
January 2012	180	14	0	0	0	0	0	66	260
Devon Town									
January 2013	11	0	0	0	5	0	0	0	16
January 2012	11	2	0	0	5	0	0	0	18
Fort Saskatchewan City									
January 2013	138	38	4	0	8	0	0	0	188
January 2012	127	46	0	1	2	0	0	0	176
Leduc City									
January 2013	205	80	15	0	25	160	0	0	485
January 2012	147	62	4	0	24	160	0	127	524
Leduc County									
January 2013	104	0	0	0	0	0	0	0	104
January 2012	94	2	0	0	0	0	0	0	96
Morinville Town									
January 2013	37	4	8	0	23	0	0	0	72
January 2012	38	0	8	0	23	0	0	0	69
Parkland County									
January 2013	143	8	0	0	0	0	0	0	151
January 2012	133	4	0	0	0	0	0	0	137
Spruce Grove City									
January 2013	99	86	27	0	25	92	0	0	329
January 2012	81	42	15	0	44	99	0	103	384
St. Albert City									
January 2013	94	10	0	0	0	0	0	118	222
January 2012	121	8	0	0	0	0	0	96	225
Stony Plain Town									
January 2013	49	46	0	0	32	0	0	0	127
January 2012	34	12	0	0	36	0	0	0	82
Strathcona County									
January 2013	194	14	0	0	100	0	0	69	377
January 2012	205	22	0	0	75	186	0	34	522
Sturgeon County									
January 2013	84	0	0	0	0	0	0	0	84
January 2012	114	0	0	0	0	0	0	0	114
Remainder of the CMA									
January 2013	53	0	0	0	0	0	12	0	65
January 2012	52	2	0	0	4	0	4	0	62
Edmonton CMA									
January 2013	3,621	1,280	131	6	995	3,489	25	1,951	11,498
January 2012	3,312	814	99	12	829	3,039	25	906	9,036

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
January 2013	283	138	10	0	67	111	0	0	609
January 2012	257	78	0	0	48	82	0	0	465
Beaumont Town									
January 2013	5	0	0	0	0	0	0	0	5
January 2012	4	0	0	0	0	0	0	0	4
Devon Town									
January 2013	0	0	0	0	0	0	0	0	0
January 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2013	20	6	0	1	2	0	0	0	29
January 2012	13	8	0	0	0	0	0	71	92
Leduc City									
January 2013	10	8	0	0	8	0	0	0	26
January 2012	2	0	0	0	0	0	0	0	2
Leduc County									
January 2013	4	0	0	0	0	0	0	0	4
January 2012	2	0	0	0	0	0	0	0	2
Morinville Town									
January 2013	4	0	0	0	0	0	0	0	4
January 2012	7	0	0	0	24	0	2	0	33
Parkland County									
January 2013	9	0	0	0	0	0	0	0	9
January 2012	5	0	0	0	0	0	0	0	5
Spruce Grove City									
January 2013	23	10	24	0	8	0	0	202	267
January 2012	13	0	0	1	14	0	0	0	28
St. Albert City									
January 2013	16	0	0	0	0	0	0	0	16
January 2012	16	0	0	0	0	0	0	0	16
Stony Plain Town									
January 2013	8	4	0	0	0	0	0	0	12
January 2012	11	0	0	0	0	0	0	0	11
Strathcona County									
January 2013	21	2	0	0	20	0	0	0	43
January 2012	25	6	0	0	5	0	0	0	36
Sturgeon County									
January 2013	9	0	0	0	0	0	0	0	9
January 2012	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
January 2013	4	0	0	0	0	0	0	0	4
January 2012	3	0	0	0	0	0	0	0	3
Edmonton CMA									
January 2013	416	168	34	1	105	111	0	202	1,037
January 2012	373	92	0	1	91	82	2	71	712

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
January 2013	279	118	13	0	79	282	n/a	n/a	771
January 2012	289	70	7	0	73	381	n/a	n/a	820
Beaumont Town									
January 2013	26	2	1	0	0	0	n/a	n/a	29
January 2012	33	2	0	0	1	0	n/a	n/a	36
Devon Town									
January 2013	1	0	0	0	1	0	n/a	n/a	2
January 2012	1	0	0	0	2	0	n/a	n/a	3
Fort Saskatchewan City									
January 2013	58	12	0	1	11	28	n/a	n/a	110
January 2012	55	13	0	0	16	40	n/a	n/a	124
Leduc City									
January 2013	32	23	0	0	1	17	n/a	n/a	73
January 2012	44	8	0	0	7	20	n/a	n/a	79
Leduc County									
January 2013	1	0	0	0	0	0	n/a	n/a	1
January 2012	2	1	0	0	0	0	n/a	n/a	3
Morinville Town									
January 2013	19	0	1	0	19	0	n/a	n/a	39
January 2012	20	2	2	0	34	0	n/a	n/a	58
Parkland County									
January 2013	16	4	0	0	0	0	n/a	n/a	20
January 2012	14	2	0	0	0	0	n/a	n/a	16
Spruce Grove City									
January 2013	45	19	19	0	35	0	n/a	n/a	118
January 2012	42	11	8	1	14	74	n/a	n/a	150
St. Albert City									
January 2013	38	0	0	0	0	35	n/a	n/a	73
January 2012	38	0	0	0	0	37	n/a	n/a	75
Stony Plain Town									
January 2013	31	4	0	0	3	52	n/a	n/a	90
January 2012	25	4	0	0	10	61	n/a	n/a	100
Strathcona County									
January 2013	68	3	0	0	23	67	n/a	n/a	161
January 2012	68	8	0	0	22	0	n/a	n/a	98
Sturgeon County									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CMA									
January 2013	4	0	0	0	0	0	n/a	n/a	4
January 2012	3	2	0	0	0	3	n/a	n/a	8
Edmonton CMA									
January 2013	618	185	34	1	172	481	n/a	n/a	1,491
January 2012	635	123	17	1	179	616	n/a	n/a	1,571

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
January 2013	281	136	4	0	66	99	n/a	n/a	586
January 2012	246	75	0	0	57	51	n/a	n/a	429
Beaumont Town									
January 2013	5	0	0	0	0	0	n/a	n/a	5
January 2012	5	0	0	0	0	0	n/a	n/a	5
Devon Town									
January 2013	0	0	0	0	0	0	n/a	n/a	0
January 2012	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
January 2013	18	0	0	0	1	2	n/a	n/a	21
January 2012	14	7	0	0	1	0	n/a	n/a	22
Leduc City									
January 2013	11	5	0	0	7	0	n/a	n/a	23
January 2012	2	1	0	0	0	0	n/a	n/a	3
Leduc County									
January 2013	5	0	0	0	0	0	n/a	n/a	5
January 2012	1	0	0	0	0	0	n/a	n/a	1
Morinville Town									
January 2013	3	0	1	0	1	0	n/a	n/a	5
January 2012	6	0	0	0	0	0	n/a	n/a	6
Parkland County									
January 2013	6	0	0	0	0	0	n/a	n/a	6
January 2012	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
January 2013	20	11	23	0	2	0	n/a	n/a	56
January 2012	11	1	0	0	0	0	n/a	n/a	12
St. Albert City									
January 2013	14	0	0	0	0	1	n/a	n/a	15
January 2012	14	0	0	0	0	0	n/a	n/a	14
Stony Plain Town									
January 2013	7	3	0	0	0	0	n/a	n/a	10
January 2012	6	0	0	0	0	0	n/a	n/a	6
Strathcona County									
January 2013	25	2	0	0	20	3	n/a	n/a	50
January 2012	21	6	1	0	5	3	n/a	n/a	36
Sturgeon County									
January 2013	9	0	0	0	0	0	n/a	n/a	9
January 2012	15	0	0	0	0	0	n/a	n/a	15
Remainder of the CMA									
January 2013	4	0	0	0	0	0	n/a	n/a	4
January 2012	3	0	0	0	0	0	n/a	n/a	3
Edmonton CMA									
January 2013	408	157	28	0	97	105	n/a	n/a	795
January 2012	351	90	1	0	63	54	n/a	n/a	559

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	% Change
Edmonton City	218	227	76	78	29	31	152	130	475	466	1.9
Beaumont Town	13	5	2	0	4	0	0	0	19	5	**
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	11	10	2	4	0	0	0	0	13	14	-7.1
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	15	9	10	2	0	0	0	0	25	11	127.3
Leduc County	4	4	0	0	0	0	0	0	4	4	0.0
Morinville Town	2	4	2	0	4	0	0	0	8	4	100.0
Parkland County	6	4	0	0	0	0	0	0	6	4	50.0
Spruce Grove City	6	9	10	2	8	7	0	0	24	18	33.3
St. Albert City	3	5	0	0	0	0	0	0	3	5	-40.0
Stony Plain Town	2	6	2	2	0	0	0	0	4	8	-50.0
Strathcona County	18	17	6	8	8	0	0	0	32	25	28.0
Sturgeon County	6	7	0	0	0	0	0	0	6	7	-14.3
Remainder of the CMA	0	6	0	0	0	0	0	0	0	6	-100.0
Edmonton CMA	304	314	110	96	53	38	152	130	619	578	7.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	218	227	76	78	29	31	152	130	475	466	1.9
Beaumont Town	13	5	2	0	4	0	0	0	19	5	**
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	11	10	2	4	0	0	0	0	13	14	-7.1
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	15	9	10	2	0	0	0	0	25	11	127.3
Leduc County	4	4	0	0	0	0	0	0	4	4	0.0
Morinville Town	2	4	2	0	4	0	0	0	8	4	100.0
Parkland County	6	4	0	0	0	0	0	0	6	4	50.0
Spruce Grove City	6	9	10	2	8	7	0	0	24	18	33.3
St. Albert City	3	5	0	0	0	0	0	0	3	5	-40.0
Stony Plain Town	2	6	2	2	0	0	0	0	4	8	-50.0
Strathcona County	18	17	6	8	8	0	0	0	32	25	28.0
Sturgeon County	6	7	0	0	0	0	0	0	6	7	-14.3
Remainder of the CMA	0	6	0	0	0	0	0	0	0	6	-100.0
Edmonton CMA	304	314	110	96	53	38	152	130	619	578	7.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Edmonton City	29	31	0	0	74	0	78	130
Beaumont Town	4	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	7	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	53	38	0	0	74	0	78	130

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	29	31	0	0	74	0	78	130
Beaumont Town	4	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	7	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	53	38	0	0	74	0	78	130

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Edmonton City	303	293	94	43	78	130	475	466
Beaumont Town	19	5	0	0	0	0	19	5
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	14	2	0	0	0	13	14
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	25	11	0	0	0	0	25	11
Leduc County	4	4	0	0	0	0	4	4
Morinville Town	4	4	4	0	0	0	8	4
Parkland County	6	4	0	0	0	0	6	4
Spruce Grove City	24	14	0	4	0	0	24	18
St. Albert City	3	5	0	0	0	0	3	5
Stony Plain Town	4	8	0	0	0	0	4	8
Strathcona County	22	17	10	8	0	0	32	25
Sturgeon County	6	7	0	0	0	0	6	7
Remainder of the CMA	0	6	0	0	0	0	0	6
Edmonton CMA	431	393	110	55	78	130	619	578

Table 2.5: Starts by Submarket and by Intended Market
January - January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	303	293	94	43	78	130	475	466
Beaumont Town	19	5	0	0	0	0	19	5
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	14	2	0	0	0	13	14
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	25	11	0	0	0	0	25	11
Leduc County	4	4	0	0	0	0	4	4
Morinville Town	4	4	4	0	0	0	8	4
Parkland County	6	4	0	0	0	0	6	4
Spruce Grove City	24	14	0	4	0	0	24	18
St. Albert City	3	5	0	0	0	0	3	5
Stony Plain Town	4	8	0	0	0	0	4	8
Strathcona County	22	17	10	8	0	0	32	25
Sturgeon County	6	7	0	0	0	0	6	7
Remainder of the CMA	0	6	0	0	0	0	0	6
Edmonton CMA	431	393	110	55	78	130	619	578

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	% Change
Edmonton City	283	257	148	84	67	42	111	82	609	465	31.0
Beaumont Town	5	4	0	0	0	0	0	0	5	4	25.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	21	13	8	8	0	0	0	71	29	92	-68.5
Gibbons Town	2	2	0	0	0	0	0	0	2	2	0.0
Leduc City	10	2	8	0	8	0	0	0	26	2	**
Leduc County	4	2	0	0	0	0	0	0	4	2	100.0
Morinville Town	4	7	0	2	0	24	0	0	4	33	-87.9
Parkland County	9	5	0	0	0	0	0	0	9	5	80.0
Spruce Grove City	23	14	10	14	32	0	202	0	267	28	**
St. Albert City	16	16	0	0	0	0	0	0	16	16	0.0
Stony Plain Town	8	11	4	0	0	0	0	0	12	11	9.1
Strathcona County	21	25	4	8	18	3	0	0	43	36	19.4
Sturgeon County	9	15	0	0	0	0	0	0	9	15	-40.0
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
Edmonton CMA	417	374	182	116	125	69	313	153	1,037	712	45.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	283	257	148	84	67	42	111	82	609	465	31.0
Beaumont Town	5	4	0	0	0	0	0	0	5	4	25.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	21	13	8	8	0	0	0	71	29	92	-68.5
Gibbons Town	2	2	0	0	0	0	0	0	2	2	0.0
Leduc City	10	2	8	0	8	0	0	0	26	2	**
Leduc County	4	2	0	0	0	0	0	0	4	2	100.0
Morinville Town	4	7	0	2	0	24	0	0	4	33	-87.9
Parkland County	9	5	0	0	0	0	0	0	9	5	80.0
Spruce Grove City	23	14	10	14	32	0	202	0	267	28	**
St. Albert City	16	16	0	0	0	0	0	0	16	16	0.0
Stony Plain Town	8	11	4	0	0	0	0	0	12	11	9.1
Strathcona County	21	25	4	8	18	3	0	0	43	36	19.4
Sturgeon County	9	15	0	0	0	0	0	0	9	15	-40.0
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
Edmonton CMA	417	374	182	116	125	69	313	153	1,037	712	45.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Edmonton City	67	42	0	0	111	82	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	24	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	32	0	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	18	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	125	69	0	0	111	82	202	71

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	67	42	0	0	111	82	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	24	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	32	0	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	18	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	125	69	0	0	111	82	202	71

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Edmonton City	431	335	178	130	0	0	609	465
Beaumont Town	5	4	0	0	0	0	5	4
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	26	21	3	0	0	71	29	92
Gibbons Town	2	2	0	0	0	0	2	2
Leduc City	18	2	8	0	0	0	26	2
Leduc County	4	2	0	0	0	0	4	2
Morinville Town	4	7	0	24	0	2	4	33
Parkland County	9	5	0	0	0	0	9	5
Spruce Grove City	57	13	8	15	202	0	267	28
St. Albert City	16	16	0	0	0	0	16	16
Stony Plain Town	12	11	0	0	0	0	12	11
Strathcona County	23	31	20	5	0	0	43	36
Sturgeon County	9	15	0	0	0	0	9	15
Remainder of the CMA	2	1	0	0	0	0	2	1
Edmonton CMA	618	465	217	174	202	73	1,037	712

Table 3.5: Completions by Submarket and by Intended Market
January - January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	431	335	178	130	0	0	609	465
Beaumont Town	5	4	0	0	0	0	5	4
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	26	21	3	0	0	71	29	92
Gibbons Town	2	2	0	0	0	0	2	2
Leduc City	18	2	8	0	0	0	26	2
Leduc County	4	2	0	0	0	0	4	2
Morinville Town	4	7	0	24	0	2	4	33
Parkland County	9	5	0	0	0	0	9	5
Spruce Grove City	57	13	8	15	202	0	267	28
St. Albert City	16	16	0	0	0	0	16	16
Stony Plain Town	12	11	0	0	0	0	12	11
Strathcona County	23	31	20	5	0	0	43	36
Sturgeon County	9	15	0	0	0	0	9	15
Remainder of the CMA	2	1	0	0	0	0	2	1
Edmonton CMA	618	465	217	174	202	73	1,037	712

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
January 2013	28	10.3	110	40.6	72	26.6	23	8.5	38	14.0	271	449,000	506,285
January 2012	30	12.8	97	41.3	56	23.8	16	6.8	36	15.3	235	440,480	508,076
Year-to-date 2013	28	10.3	110	40.6	72	26.6	23	8.5	38	14.0	271	449,000	506,285
Year-to-date 2012	30	12.8	97	41.3	56	23.8	16	6.8	36	15.3	235	440,480	508,076
Beaumont Town													
January 2013	1	20.0	1	20.0	1	20.0	2	40.0	0	0.0	5	--	--
January 2012	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	1	20.0	1	20.0	1	20.0	2	40.0	0	0.0	5	--	--
Year-to-date 2012	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
Calmar Town													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Fort Saskatchewan City													
January 2013	1	5.6	9	50.0	4	22.2	3	16.7	1	5.6	18	434,800	469,383
January 2012	2	18.2	7	63.6	1	9.1	1	9.1	0	0.0	11	419,900	427,455
Year-to-date 2013	1	5.6	9	50.0	4	22.2	3	16.7	1	5.6	18	434,800	469,383
Year-to-date 2012	2	18.2	7	63.6	1	9.1	1	9.1	0	0.0	11	419,900	427,455
Gibbons Town													
January 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
January 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Leduc City													
January 2013	2	18.2	6	54.5	2	18.2	0	0.0	1	9.1	11	412,800	418,944
January 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	2	18.2	6	54.5	2	18.2	0	0.0	1	9.1	11	412,800	418,944
Year-to-date 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Leduc County													
January 2013	2	40.0	1	20.0	0	0.0	2	40.0	0	0.0	5	--	--
January 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	2	40.0	1	20.0	0	0.0	2	40.0	0	0.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Morinville Town													
January 2013	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
January 2012	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2013	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
January 2013	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
January 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2013	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Spruce Grove City													
January 2013	3	15.0	7	35.0	3	15.0	4	20.0	3	15.0	20	443,639	489,955
January 2012	3	27.3	2	18.2	4	36.4	2	18.2	0	0.0	11	458,621	446,943
Year-to-date 2013	3	15.0	7	35.0	3	15.0	4	20.0	3	15.0	20	443,639	489,955
Year-to-date 2012	3	27.3	2	18.2	4	36.4	2	18.2	0	0.0	11	458,621	446,943
St. Albert City													
January 2013	0	0.0	3	21.4	3	21.4	5	35.7	3	21.4	14	586,200	580,421
January 2012	0	0.0	3	23.1	6	46.2	1	7.7	3	23.1	13	509,000	529,046
Year-to-date 2013	0	0.0	3	21.4	3	21.4	5	35.7	3	21.4	14	586,200	580,421
Year-to-date 2012	0	0.0	3	23.1	6	46.2	1	7.7	3	23.1	13	509,000	529,046
Stony Plain Town													
January 2013	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	--	--
January 2012	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	--	--
Year-to-date 2012	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Strathcona County													
January 2013	0	0.0	8	38.1	6	28.6	5	23.8	2	9.5	21	510,000	516,476
January 2012	0	0.0	4	19.0	5	23.8	4	19.0	8	38.1	21	555,000	765,333
Year-to-date 2013	0	0.0	8	38.1	6	28.6	5	23.8	2	9.5	21	510,000	516,476
Year-to-date 2012	0	0.0	4	19.0	5	23.8	4	19.0	8	38.1	21	555,000	765,333
Sturgeon County													
January 2013	2	22.2	2	22.2	2	22.2	2	22.2	1	11.1	9	--	--
January 2012	1	6.7	3	20.0	4	26.7	4	26.7	3	20.0	15	540,000	554,000
Year-to-date 2013	2	22.2	2	22.2	2	22.2	2	22.2	1	11.1	9	--	--
Year-to-date 2012	1	6.7	3	20.0	4	26.7	4	26.7	3	20.0	15	540,000	554,000
Remainder of the CMA													
January 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
January 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Edmonton CMA													
January 2013	40	10.3	156	40.2	96	24.7	46	11.9	50	12.9	388	449,000	508,847
January 2012	42	12.5	131	39.1	77	23.0	28	8.4	57	17.0	335	447,100	520,598
Year-to-date 2013	40	10.3	156	40.2	96	24.7	46	11.9	50	12.9	388	449,000	508,847
Year-to-date 2012	42	12.5	131	39.1	77	23.0	28	8.4	57	17.0	335	447,100	520,598

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2013

Submarket	Jan 2013	Jan 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	506,285	508,076	-0.4	506,285	508,076	-0.4
Beaumont Town	--	--	n/a	--	--	n/a
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	469,383	427,455	9.8	469,383	427,455	9.8
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	418,944	--	n/a	418,944	--	n/a
Leduc County	--	--	n/a	--	--	n/a
Morinville Town	--	--	n/a	--	--	n/a
Parkland County	--	--	n/a	--	--	n/a
Spruce Grove City	489,955	446,943	9.6	489,955	446,943	9.6
St. Albert City	580,421	529,046	9.7	580,421	529,046	9.7
Stony Plain Town	--	--	n/a	--	--	n/a
Strathcona County	516,476	765,333	-32.5	516,476	765,333	-32.5
Sturgeon County	--	554,000	n/a	--	554,000	n/a
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	508,847	520,598	-2.3	508,847	520,598	-2.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton January 2013										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	332,080
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	334,573
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	330,899
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	336,068
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	331,835
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,174
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	336,013
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	335,922
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	318,664
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	336,763
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	342,973
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	345,888
2013	January	1,075	15.6	1,557	2,172	2,432	64.0	323,541	1.7	334,851
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,783	7.0		8,311			329,382	3.2	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	930	17.4		2,452			317,996	0.8	
	YTD 2013	1,075	15.6		2,172			323,540	1.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24		126.8	705	4.3	73.2	1,030
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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